



New Road, DL15 8QE  
4 Bed - House - Semi-Detached  
£275,000

**ROBINSONS**  
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## New Road , DL15 8QE

Robinsons are delighted to present this charming four-bedroom semi-detached home, finished to an exceptional standard throughout, offering spacious accommodation across three floors.

Beautifully maintained, the property blends timeless décor with quality fixtures and fittings, alongside some original features including deep ceiling coving, bay windows, wood flooring, and solid wood internal doors. Gas central heating and double-glazed windows ensure comfort and efficiency throughout.

The ground floor accommodation comprises an entrance vestibule leading into a welcoming hallway, complete with an understairs storage cupboard. There are two generously proportioned reception rooms, perfect for a lounge and dining area. The front reception features a bay window and log-burning stove, while the rear reception boasts a cast-iron fireplace.

The kitchen is extensively fitted with contemporary wall, base, and drawer units, integrated appliances including a double oven, gas hob, and fridge/freezer, as well as a breakfast bar. French doors open onto the rear yard, allowing natural light to flood the space.

On the first floor, there are three bedrooms, two of which are good-sized doubles, both featuring decorative fireplaces. The principal bedroom includes built-in wardrobes and a bay window to the front aspect. The impressive family bathroom is fitted with a four-piece suite, including a freestanding roll-top bath, shower enclosure, vanity unit with wash hand basin, and WC.

The second floor houses a further double bedroom with a walk-in wardrobe, currently used as a large dressing room.

The versatile layout of this home offers rooms that can easily serve as bedrooms, home offices, dressing rooms, or children's play areas, making it ideal for a growing family.













### Outside

Outside, the property features an enclosed front garden bordered by a stone wall with a wrought iron fence and gate. A driveway to the side provides convenient off-street parking and access to the garage. The rear garden is fully enclosed, designed for low-maintenance living, and benefits from an outdoor WC, making it both practical and versatile.

### Location

The house is conveniently located in Crook being within walking distance of the town centre which offers a wide range of shopping amenities, health care facilities and bus links. Crook has primary schooling and nurseries. Other larger towns and the Weardale countryside are within a short driving distance away. Contact Robinsons for further information and to arrange an internal viewing.

### Agent Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

Property Construction – Stone & Brick

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>



Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – No

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

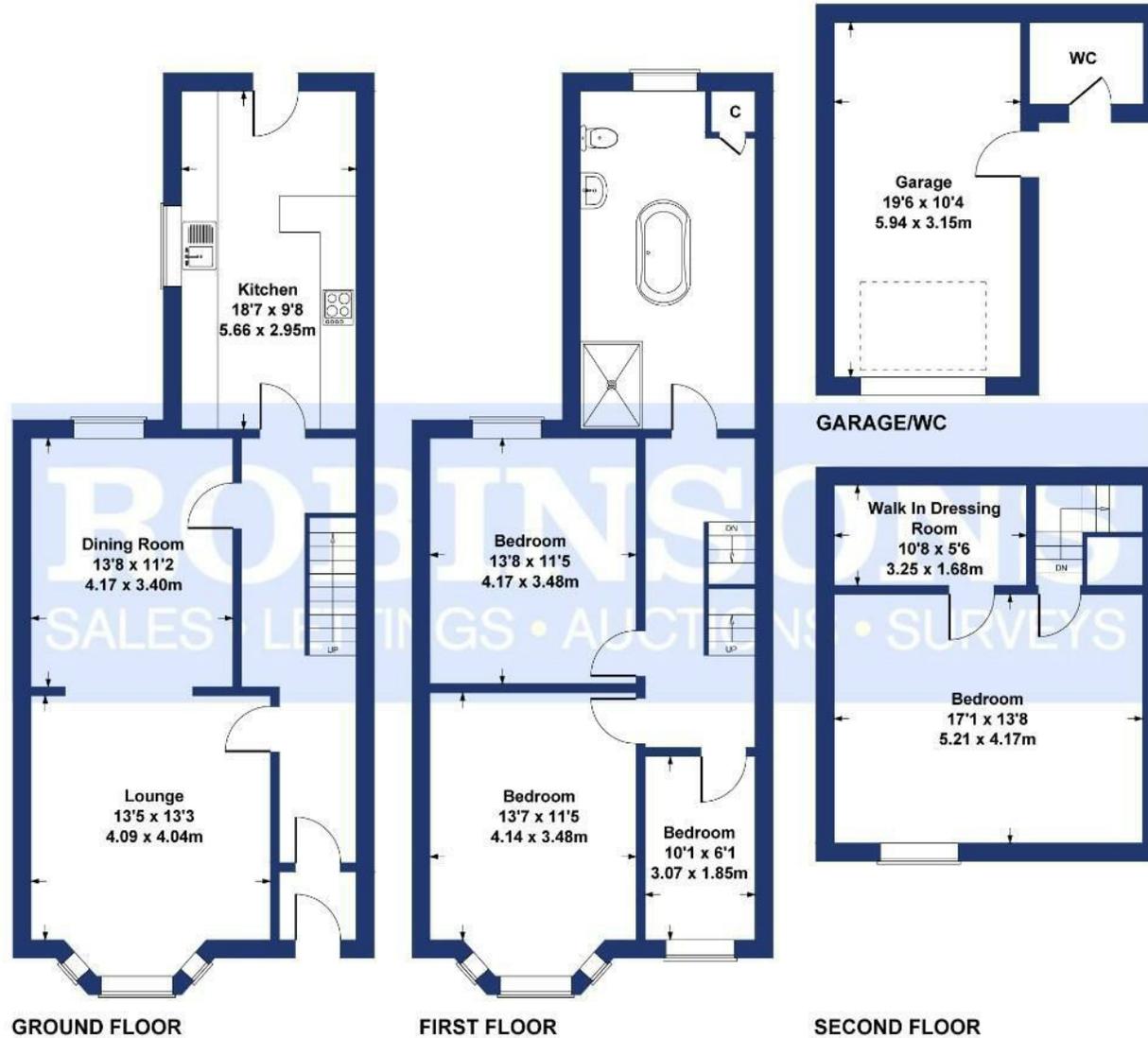
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



**New Road**  
 Approximate Gross Internal Area  
 1954 sq ft - 182 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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